126.0	0002	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,144,700	/	1,144,700
USE VALUE:	1,144,700	/	1,144,700
ASSESSED:	1,144,700	/	1,144,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		LOCKELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMITH MICHAEL J & PATRICE J
Owner 2:	
Owner 3:	
Street 1:	10 LOCKELAND AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,660 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2718 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7660.000	555,000	4,900	584,800	1,144,700
Total Card	0.176	555,000	4,900	584,800	1,144,700
Total Parcel	0.176	555,000	4,900	584,800	1,144,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.20 | /Parcel: 421.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	80897
GIS Ref	
GIS Ref	
Insp Date	01/27/18

!9740!

PREVIOUS ASSESSMENT

Parcel ID: 126.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	555,000	4900	7,660.	584,800	1,144,700	1,144,700	Year End Roll	12/18/2019
2019	104	FV	413,500	4900	7,660.	617,300	1,035,700	1,035,700	Year End Roll	1/3/2019
2018	104	FV	414,600	4900	7,660.	454,900	874,400	874,400	Year End Roll	12/20/2017
2017	104	FV	388,900	4900	7,660.	435,400	829,200	829,200	Year End Roll	1/3/2017
2016	104	FV	388,900	4900	7,660.	402,900	796,700	796,700	Year End	1/4/2016
2015	104	FV	346,600	4900	7,660.	337,900	689,400	689,400	Year End Roll	12/11/2014
2014	104	FV	346,600	4900	7,660.	330,100	681,600	681,600	Year End Roll	12/16/2013
2013	104	FV	360,600	4900	7,660.	314,500	680,000	680,000		12/13/2012

PRINT

Date	Time
12/11/20	00:10:04

LAST REV

Date	Time
01/03/19	17:44:52
danam	
9740	

USER DEFINED

Prior Id # 1:	80897
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEHREZ HENRI -	1095-49		5/18/1992		229,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2018	1488	Inter Fi	96,020	O				remod 2nd fl kitch
1/2/2008	3	Redo Kit	1,700					install 3 kitc cab
7/2/1993	294	Manual	250					REROOF GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
1/27/2018	Inspected	BS	Barbara S
12/2/2017	MEAS&NOTICE	HS	Hanne S
2/9/2009	Measured	372	PATRIOT
10/25/2000	Hearing N/C	189	PATRIOT
11/17/1999	Mailer Sent		
11/4/1999	Measured	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7660		Sq. Ft.	Site		0	90.	0.85	10									584,818						584,800	

Total AC/HA: 0.17585 | Total SF/SM: 7660 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 584,818 | Spl Credit | Total: 584,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04954338
Const Adj.:	0.98990101
Adj $ / SQ:	176.621
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	681771
Depreciation:	126809
Depreciated Total:	554961

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
1	6	2	
Totals			
2	13	4	

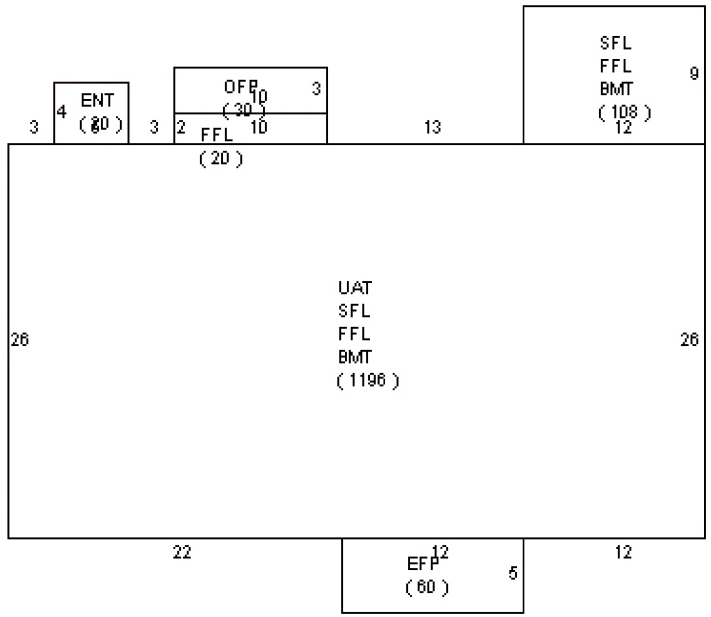
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	176.62
Special Features:	0	Val/Su Net:	127.85
Final Total:	555000	Val/Su SzAd	211.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,324	176.620	233,846
BMT	Basement	1,304	52.990	69,094
SFL	Second Floor	1,304	176.620	230,313
UAT	Upper Attic	299	86.540	25,877
EFP	Enclos Porch	60	71.870	4,312
OFP	Open Porch	30	43.560	1,307
ENT	ENTRY	20	26.130	523
	Net Sketched Area:	4,341	Total:	565,272
Size Ad	2628	Gross Are	5238	FinArea 2718

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	30		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 126.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1926	21.58	T	40	104			4,900			4,900
2	Frame Shed	D	Y	1	4X6	A	FR	1960	0.00	T	50	104						

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900